



## 6 Herongate | Pickering, YO18 8TH

Situated in an established residential area of Pickering this semi detached property lies within a short walk of the town centre where a full range of facilities are available, the property offers great potential as a first time home or rental property.

The accommodation offers, entrance, sitting room, kitchen with dining area with doors to the private rear garden. Two bedrooms to the first floor and bathroom. To the outside there are low maintenance gardens to the front and rear together with parking space. No onward chain.



**Guide Price £221,000**

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## Accommodation Comprises

### Entrance door

Leads to small lobby. with door leading to sitting room.

### Sitting Room

With two central heating radiators, double glazed window to the front elevation, understairs storage cupboard and coving to ceiling.

### Kitchen

Single drainer sink unit set within rolled edge work surfaces with mixer tap over, wall and base units incorporating drawer compartments with tiled splash backs, space for cooker, extractor canopy, space for upright fridge/freezer, plumbing for automatic washing machine, chrome heated ladder style towel rail, dining area and stairs to first floor landing. Double glazed french doors opening onto the rear garden and double glazed window to the rear elevation.

### First Floor

### Landing

Access to roof space.



### Master Bedroom

Double glazed window to the rear elevation, central heating radiator, over stairs cupboard with hot water cylinder and shelving.

### Bathroom

With panelled bath, shower unit over, wash hand basin, low flush w.c., chrome heated towel rail, double glazed window and spot lighting to ceiling.

### Bedroom Two

Laminate flooring, double glazed window to the front elevation and central heating radiator.

### Outside

Small front garden with fencing to the boundaries. Small rear garden with paved area and artificial grass, part brick wall and fencing, parking space for 2 cars.

### Services

Mains electricity, gas, water and drainage.



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## VIEWING

Strictly By Appointment with the agents.

## COUNCIL TAX BAND

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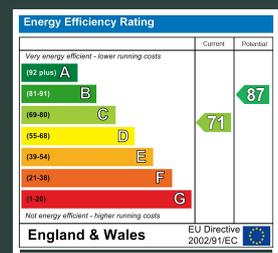
## ENERGY PERFORMANCE RATING

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